



MEETING: Site Review Committee
SUBJECT: Pratt Paper Mill
ADDRESS: 3050 Anthony Pratt Drive

LOCATION: City Hall
DATE: February 18, 2014

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Mike Steege, Utilities	(219) 462-6174
Steve Poulos, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works	(219) 462-4612
Patrick Lyp, Economic Development	(219) xxx-xxxx
Media	

PRESENTERS:

Jon A. Schmaltz, Burke Costanza & Carberry
schmaltz@bcclegal.com
 Luis Henao, Pratt Industries, Inc.
lhenao@prattindustries.com
 Mac Switkowski, Pratt Industries, Inc.
mswitkow@prattindustries.com
 John Simcoe, Pratt Industries, Inc.
jsimcoe@prattindustries.com
 Ed Lorenz, The Wieland-Davco Corp.
ed.lorenz@wieland-davco.com
 Randell Peterson, Abonmarche
rpeterson@abonmarche.com

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed recycle materials process center. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: Schmaltz indicated the site review was for a couple of parcels behind what is currently the existing box factory at Pratt Industries. The project will be an integrated recycle paper mill and will function on a parcel now subdivided as Lot 2 and adjacent to another 30 acres that is currently vacant and will have some supporting facilities for the mill. The site review today is focusing primarily on site engineering, foundation design and site work to allow for phasing and hopefully accelerate the process for receiving approval to qualify for the foundation permit only. The project will be brought back before the Site Review Committee in order to address issues pertaining to the improvements.

STAFF COMMENTS:

EVANS: Evans requested clarification on whether the roads will belong to the City. Schmaltz indicated that Anthony Pratt Drive will provide access to the mill site, but there is a non-exclusive easement over the land on which it sits. This easement belongs to Pratt; however, the land underneath it does not. As the easement is non-exclusive it could possibly serve unincorporated land adjacent to it. Schmaltz indicated the road could possibly be dedicated to the City in the future. Evans wants to ensure this road is able to handle the weight of the anticipated truck traffic and that neither the subgrade nor the base is compromised. Evans requested he be provided with any information available concerning the loads of anticipated truck traffic. Peterson indicated geo-technical exploration was going on concurrently with the development of the plans. Peterson does

have a report and the report does provide a recommended pavement section.

BURKMAN: Entrance Road: Burkman indicated that with the entrance road possibly being dedicated as a City street it must be built to City standards and inspected as a City Street. This information would be required at such future time as it is considered for acceptance. Burkman conveyed that crushed concrete is not allowed as an aggregate base for roadways on city streets. Burkman noted the curb radii shown connecting at Division Road appear to extend outside the easement or right-of-way area. This will require a minor adjustment. Burkman requested information on how the 38" x 60" culvert was sized. Peterson stated that as part of the purchase agreement a 48" culvert was requested by the upstream land owner; however, in order to make the storm sewer work properly an elliptical pipe is being used for clearance purposes. The elliptical pipe is the equivalent of a 48" pipe. Burkman stated he will follow-up with the Duneland Group concerning this issue. Providing storm water gutter spread calculations for the entrance road will be necessary. Burkman requested details on how curb and gutter will be doweled into concrete pavement. The typical section shows a 2 ft. curb and gutter on either side and the concrete pavement in between. Unless the intent is to have it poured monolithically, there should be some sort of rebar connection to lock it in. Similarly, at the longitudinal joint there should be some rebar reinforcement or keyway for the centerline assuming it will done in two different pours. Burkman requested details concerning the reinforcement at the control joints. Burkman said the invert of the 36" diameter outlet (733.89) is shown below the pond bottom (734).

Drainage: The stormwater outlet for this site is the Stimson Drain. This is a county regulated drain. Therefore, coordination with the Porter County Surveyor will be necessary in determining the allowable release rate for the site. The Porter County Drainage Board must provide approval for discharge into the drain. The size of the drain is only a 12" diameter pipe in this area and the capacity is very limited. The release rate will be restricted more so by the available pipe capacity than standards currently in place. The contours for the entrance road at the southeast corner of the site overlap the detention basin contours. Once calculations are reviewed, if additional pond volume is necessary, the north /south entrance road located on the east end of the site could be relocated adjacent to the eastern property limits and the temporary parking area could be relocated to accommodate the pond's expansion. Providing documentation from IDEM/ACOE regarding approval of any impacts to the wetlands located on the site is required.

Utilities: All sanitary sewer mains and manholes installed as part of this project will be privately owned and maintained. Coordination with the Sewer Department on inspection of new installations as well as the connections into the existing main will be necessary. The need for casings for the crossings under the railroad spur must be discussed with the Utilities. Geskey indicated casings have been discussed. There are two areas that will require casings. Geskey stated that sanitary sewer will have to be rerouted as it appears the manhole ends up in the middle of the railroad track. Poulos conveyed that he has an estimate from a local contractor concerning the two spots requiring casings and will forward this information to Henao. Henao clarified that it will be necessary to provide drawings for review for the relocation for the manhole. Burkman asked if the water from the waste paper storage storm water pump station will be utilized for the process. Switkowski said the water goes back to the plant. After it is utilized it goes from the pretreatment plant and into the sanitary sewer. Burkman would like to see the utility crossings in the profiles that are shown to verify necessary clearances. Burkman requested clarification on the routing of the sanitary sewer flow into and out of the pretreatment plant. Henao said it will come from the recycling facility to the pretreatment plant and then from the pretreatment plant it will go into the sanitary sewer. There is another line that will go from the pretreatment plant back to the recycling facility for the purpose of balancing flows.

Miscellaneous: Burkman indicated a Rule 5 Permit will be required. Providing the Stormwater Pollution Prevention Plan for the site for review is required. Coordination with IDEM to determine if a Rule 6 Permit is required for Industrial Operations is necessary. A Site Permit for Sanitary Sewer

connections and the local level of erosion control is required.

SOUDERS: Souders indicated the 300 ft. spacing for hydrant locations is acceptable. Souders asked for clarification concerning the waste paper storage area. Henao stated this is an open area that is fenced. Souders asked if the fire monitor being shown is capable of having a foam inductor attached. Souders expressed concern that water would not be able to penetrate into the stored paper if there was a fire. The plans indicate the installation of a TFT nozzle. Henao state he is unsure of the type of nozzle being installed, but said there have been various discussion with their insurance company. Souders said the standpipe details do not indicate the provisions for hose hookups. If there is a fire, the fire department needs hose hookups to be able to get in and perform hand work. Souders indicated this causes some concern. Henao explained there is a fire loop around the area with fire hydrants. Souders said this would be acceptable.

THRASHER: Thrasher is aware the project will come back for site review once the building is ready for permitting. Thrasher asked if the foundation will be going in at the same time as the infrastructure. Simcoe stated the intent is to get general site plan approval and foundation permit in order to begin ground-breaking in March. Thrasher's concern is safe access to the site for the necessary inspections. Lorenz indicated this will not be a problem as there will be construction roads. Thrasher advised that it will be necessary to submit the foundation plans to the State of Indiana for review prior to the issuance of a foundation permit. All contractors working under the foundation permit must be registered with the City of Valparaiso.

POULOS: Poulos deferred comment to Geskey and Steege.

KENT: Kent stated the landscape ratio is 30% for the site. The gross floor area ratio is .431 and the net floor area ratio is .615. Kent asked if there will be a smoke stack on the site. There will be a smoke stack for a boiler. Contacting Kyle Kuebler at the Porter County Airport concerning this stack and any permits that might be required is necessary. The required lot width is 125 ft. The front yard setback is 25 ft; side yard setback is 15 ft; rear yard setback is 30 ft. The maximum building height is four stories or 50 ft. whichever is less. Henao stated the building will be more than 50 ft. high. Kent indicated that a variance will be required. Kent will work with Schmaltz concerning any variances that may be required. The maximum acceptable decibels from 9:00 a.m. to 11:00 p.m. are 75 and from 11:00 p.m. to 9:00 a.m. are 65. This is measured from the property line. Kent stated that he would not go through the landscaping requirements for the site; however, the landscaping requirement for Anthony Pratt Drive is a large tree placed every 60 ft. on center on both sides of the road. The parking requirements, landscaping requirements and building materials will be discussed at future site review. Kent mentioned that building elevations will be required. Once this information is provided it can be reviewed and anything that requires a variance can be taken care of at that time. A Zoning Clearance will be required as part of the Building Permit.

MCALPINE: McAlpine's review is related to drainage for the east Pratt site and the west Pratt site. After reviewing the calculations, McAlpine state he is not in a position to approve the drainage. McAlpine suggested a meeting with Abonmarche and Ford, Bacon Davis to collectively review the drainage and come up with a good plan. There are downstream restrictions with the Stimson Drain that need to be taken into consideration. McAlpine stated that in reviewing the latest proposed calculations and comparing them to the 1999 calculations for the original Pratt site there appear to be some discrepancies concerning acreage and flow rates. It is important that the engineers are aware of the 1999 calculations. McAlpine said that perhaps this could be used to build off of with the new changes on the west side and how this affects the east side. McAlpine is aware the rainfall rates have changed. McAlpine suspects the existing soils are most likely percolating into the ground and although there is a downstream limitation with the 12" storm sewer it is probably not an issue because much of the water is simply getting into the ground. McAlpine would like to have this confirmed by a soils scientist. Peterson stated he has broached this subject with Petrie Engineering who did the soil geo-technical exploration. A correlation with the soil types

was performed and although it was not a true percolation test in the area of the detention basin down approximately 5 to 7 ft. it is possible to see 120 inches of percolation an hour. Peterson feels a percolation rate could be a viable solution. McAlpine agreed.

PILARSKI: Pilarski indicated that Water Reclamation Department is concerned with manufacturing operations and the waste water discharges into the sanitary sewer. Pilarski stated comments will be withheld until the project proceeds further. Pilarski deferred any comments concerning the sanitary sewer line and water lines to Steege and Geskey. Pilarski said that the Sewer General Notes on Sheet 1 of 1 of VP-C-001, of the Ford Bacon and Davis plans need to specify what is defined as the plant, the district representative and the engineer rather than the generic titles provided. Pilarski advised that a control manhole will be needed for the pretreatment plant and manufacturing operation for sampling and monitoring requirements. Plans did not show this; however, as the project proceeds this can be discussed further.

STEEGE: Steege stated his main concern is how the sanitary manholes will be shifted at the north railroad spur.

GESKEY: Geskey is aware that revised plans will be provided for review showing the details and shifting of these manholes. Geskey stated that from the water side no valves are shown; however, the City will only own to the hot tap on the 20" and Pratt will own everything after that. Geskey indicated that Utility specifications require double pumper hydrants on mains 12" or larger. However, if the main is owned by Pratt a regular fire hydrant can be used. Souders stated the fire department prefers double pumper hydrants. Geskey conveyed that two (2) 4" meters are preferred and these will be installed in the fire pump house. Geskey said the reason for the two meters is if one is down one will still be running. Then the meter that is down can be pulled and replaced. Geskey said a spare will be in stock at all times.

ISSUES TO BE RESOLVED:

Erosion Control Plan

Rule 5 Permit

Coordinate with IDEM regarding the need for a Rule 6 Permit

Stormwater Gutter Spread Calculations

Coordinate with Porter County Surveyor/Porter County Drainage Board regarding Stimson Drain

Documentation from IDEM/ACOE regarding approval of any impacts to wetlands on site

Casings for crossings under the railroad spur

Detailed Site Plan

Site Improvement Permit

State Design Release – Foundation Plans

All contractors working under the Foundation Permit must be registered with the City

Zoning Clearance

Variances as required

Meeting to discuss drainage issues

Landscaping for Anthony Pratt Drive